

# FOR LEASE

New End Cap Space at Grocery Anchored Centre

Grant Park Festival - 1150 Taylor Avenue, Winnipeg, Manitoba

*Concept Rendering*



**BUSY**  
RETAIL NODE



**DOMINANT**  
SIGNAGE



**GREAT**  
ACCESS



**SUBSTANTIAL**  
PARKING



**ON-SITE**  
CUSTOMERS

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## SURROUNDED BY NUMEROUS BUSINESSES AND AMENITIES

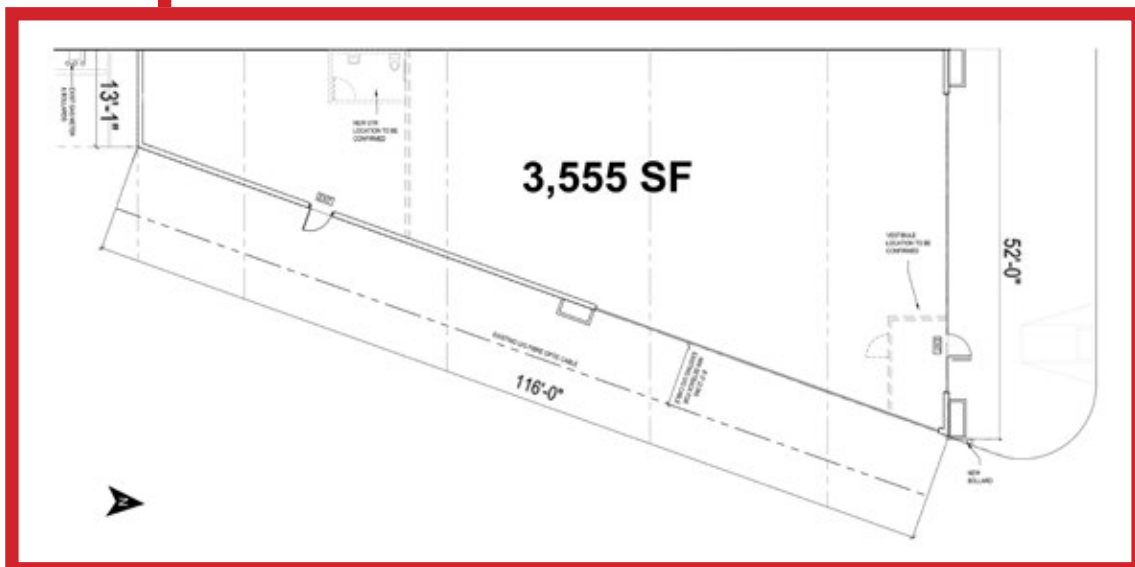
- **On-Site Customers!** New multi-family residential at the property with 300+ luxury suites at the Taylor Residences. A total of 800+ new multi-family suites are proposed for site.
- The development is very walkable, receiving a Walk Score of 83, a Bike Score of 78 (Very Bikable) and a Transit Score is 61 (Good Transit).
- Adjacent to the new Grant Park Pavilions mixed-use development, anchored by **Walmart Supercentre**, Pavilion Medical Clinic, Scotiabank, and Firehouse Subs. Featuring 2 million sq. ft. of retail, restaurant, office and residential.
- Close proximity to many of Winnipeg's finest recreational facilities and sport complexes, including the Reh-Fit Centre, Taylor Tennis Club and Soccer Fields, 80,000 sq. ft. state-of-the-art Pan Am Clinic and Bill & Helen Norrie Library.
- Adjacent to Royal Bank offices. One block south of Grant Park High School and Arena with a student/teacher population of **1,200**.
- Surrounded by vibrant residential communities featuring multi-family, and single family dwellings.

204.474.2000

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## PROPERTY SUMMARY

Available	(Estimated to be) Q4 2025
Size	3,555 SF
Net Rent	TBN
Property Taxes (est.)	\$7.64/SF
CAM* (est.)	\$3.50/SF
Zoning	C3

\*plus management fee

## DEMOGRAPHICS

### Trade Area

Total Population	84,073
Daytime Population	78,833
Households	39,883
Median Age	40.7
Avg. Household Income	\$120,651

Environics Analytics ©2023

## FEATURES

- New construction, directly next to Sobeys.
- Substantial glazing on two sides.
- Ideally suited for retail, medical and service uses.
- High volume of parking with 9.5'+ stalls (20% larger than standard).

## TRAFFIC

- Easy access to all major arteries including Pembina Highway, Route 90 and Grant Avenue.
- 4 access points with 3 left turn stacking lanes.
- 15,700 vehicles per day on Taylor Avenue between Waverley Street and Stafford Street.

City of Winnipeg Public Works Department 2023

## PUBLIC TRANSPORTATION

- **Adjacent to the Blue Line (Southwest Rapid Transitway).**
- 8 regular transit routes in close proximity.
- Proximity to several current and future active transportation paths.



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*Concept Rendering - North Elevation*

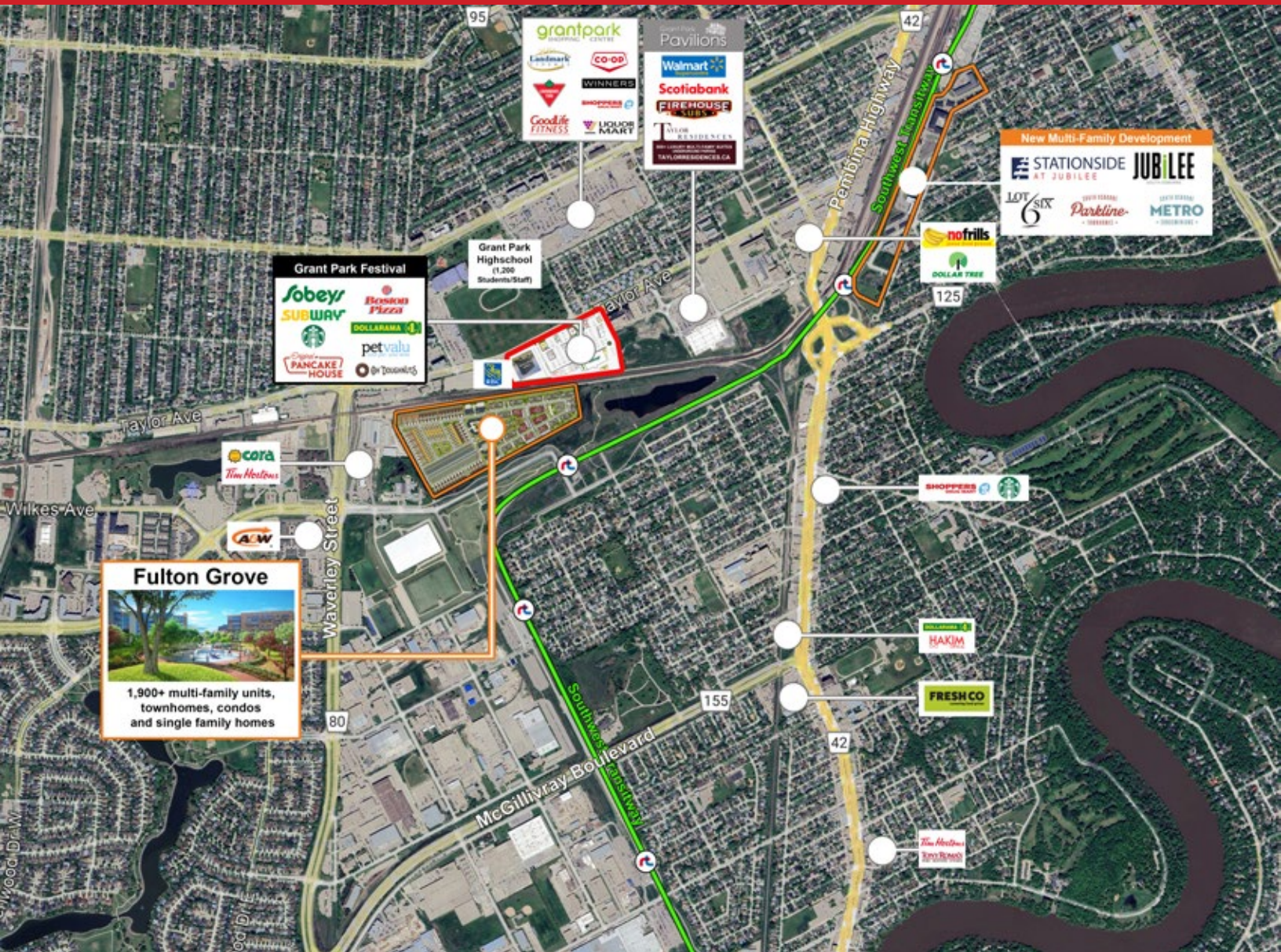


*Concept Rendering - East Elevation*



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*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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